

SIGN-IN

45 min

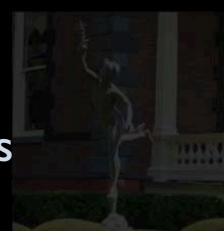
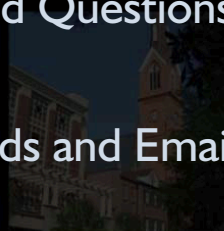
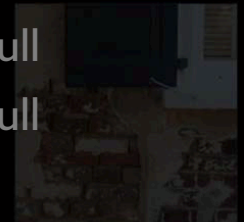
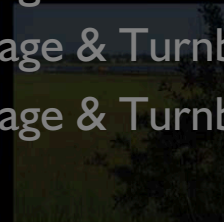
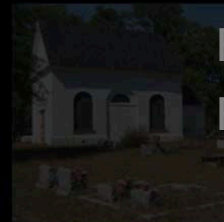
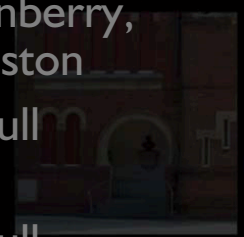
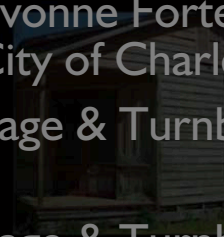
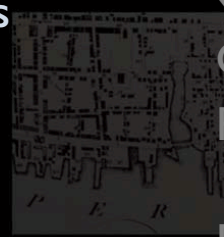
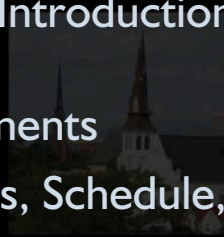
PART 1: Consultant Presentation
Welcome and Introductions
Acknowledgements
Project Process, Schedule, Methodology
Key Issues
Next Steps

45 min

PART 2: Public Input and Questions

15 min

PART 3: Comment Cards and Emails



Yvonne Fortenberry,
City of Charleston

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CITY OF CHARLESTON

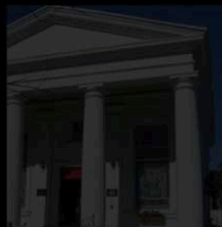
Mayor Joseph P. Riley, Jr.

Josh Martin

Yvonne Fortenberry

Eddie Bello

Debbi Rhoad Hopkins



ADVISORY GROUP

Sallie Duell

Yvonne Evans

John Hildreth

Cynthia Jenkins

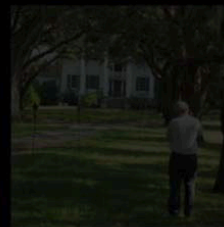
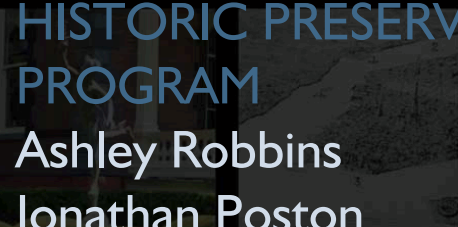
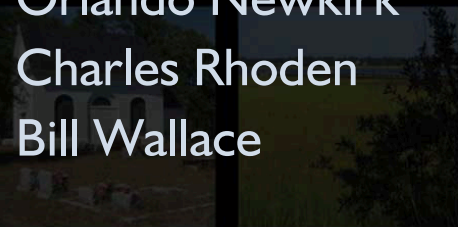
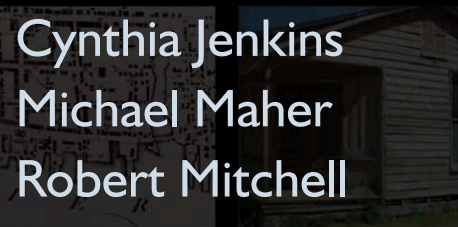
Michael Maher

Robert Mitchell

Orlando Newkirk

Charles Rhoden

Bill Wallace



HISTORIC CHARLESTON FOUNDATION

Kitty Robinson

Winslow Hastie

LOCAL CONSULTANTS

Sarah Fick

Michael Allen

HISTORIC PRESERVATION PROGRAM

Ashley Robbins

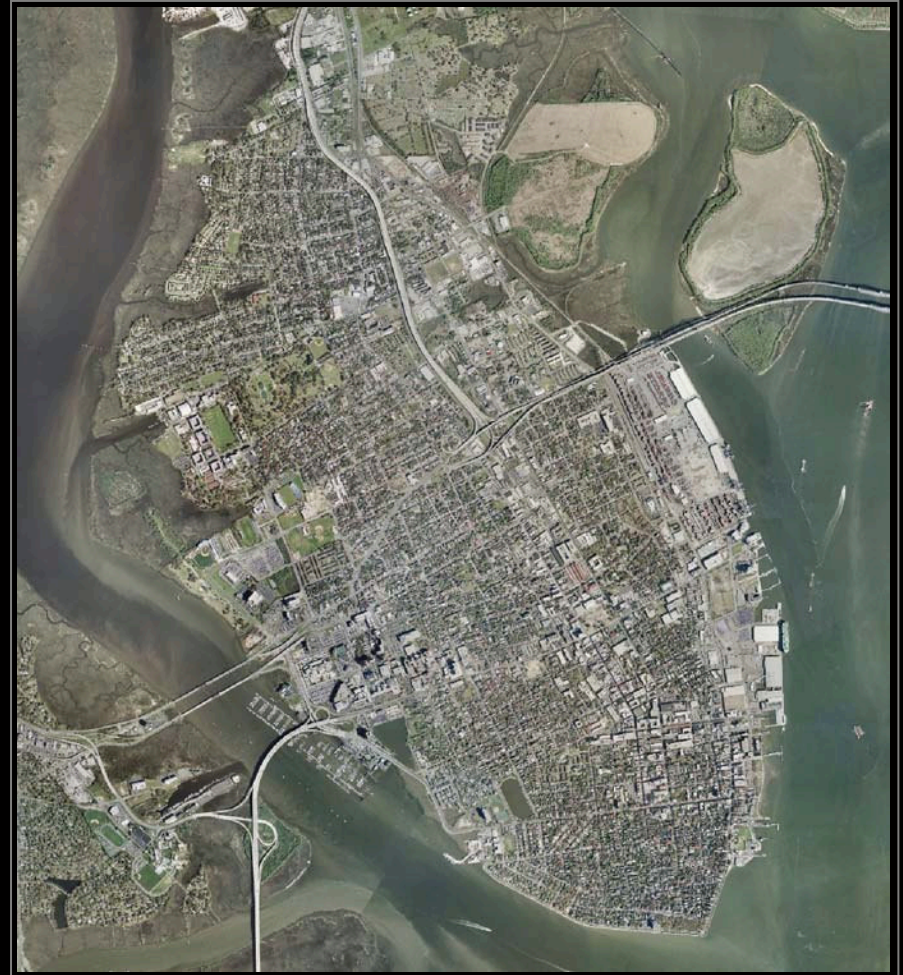
Jonathan Poston

Preservation Plans elements:

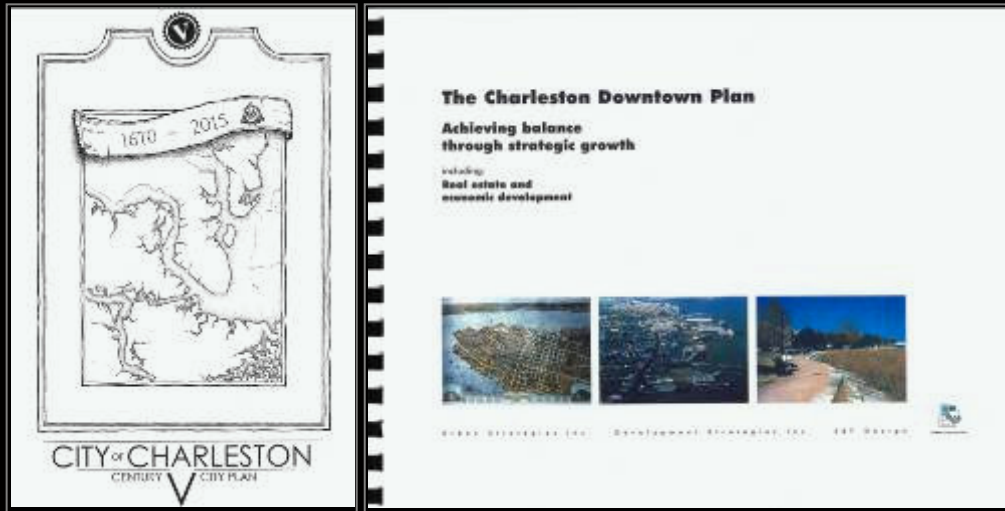
- Individual resources
- Contributing resources
- Historic districts
- Overlay districts
- Planning principles
- Zoning
- Incentives
- Design Guidelines
- Design review criteria

Preservation Plans vary widely from those that are very broad to those that are highly specific.

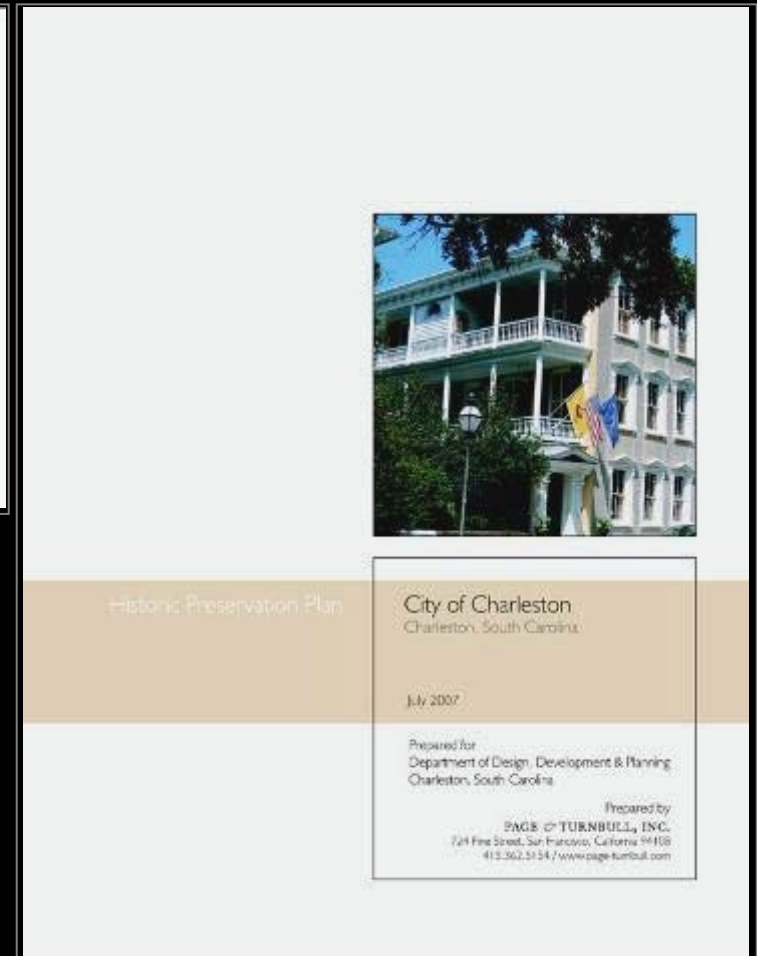
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What makes a Preservation Plan?



The Preservation Plan is meant to be used in conjunction with other planning documents.



CHARLESTON, SOUTH CAROLINA

PREPARED FOR THE CITY OF CHARLESTON

BY

CITY PLANNING AND ARCHITECTURAL ASSOCIATES
CHAPEL HILL, NORTH CAROLINA

RUSSELL WRIGHT
BARRINGTON, RHODE ISLAND

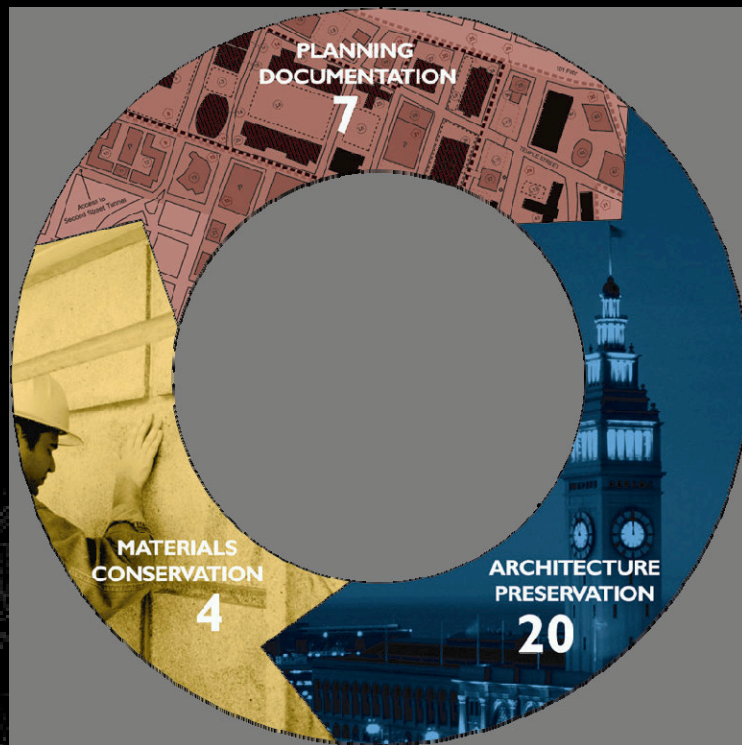
CARL FEISS
GAINESVILLE, FLORIDA

NATIONAL HERITAGE CORPORATION
WEST CHESTER, PENNSYLVANIA

JUNE 1974

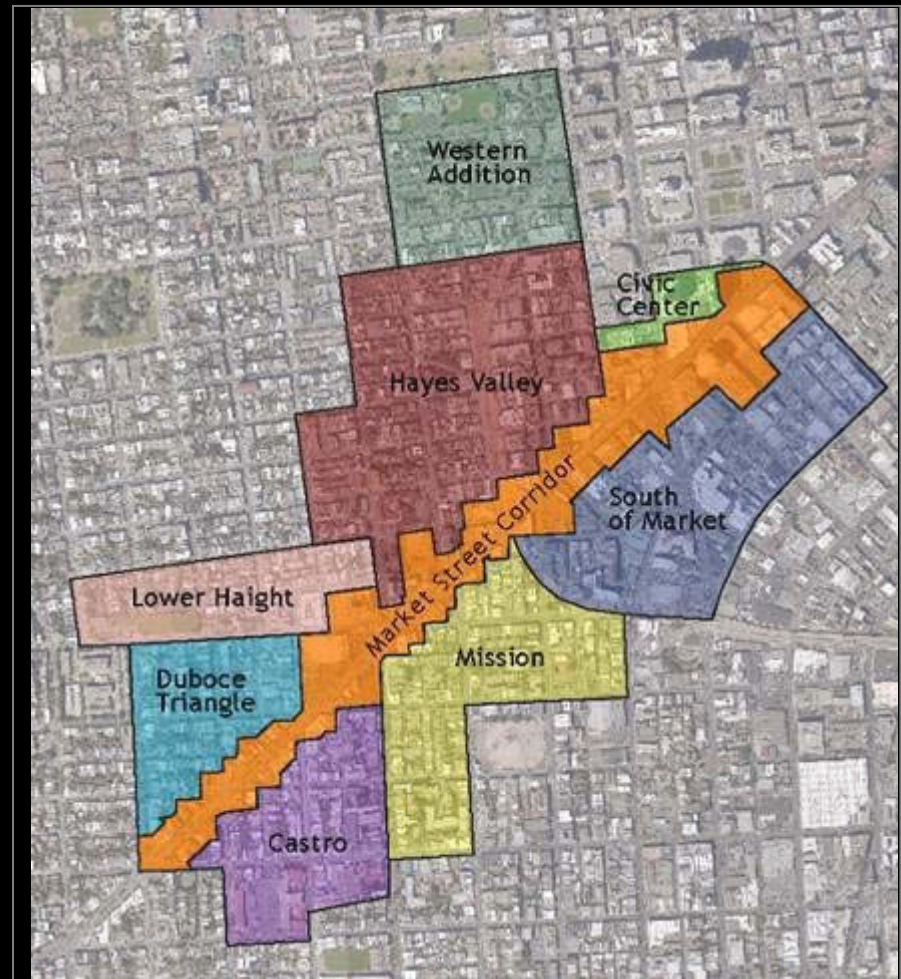


HISTORIC PRESERVATION PLAN



Page & Turnbull is a 42-person firm of architects, planners, architectural conservators and historians.

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PAGE & TURNBULL



We believe that historic resources can play a vital role in contemporary cities.

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INFORMATION GATHERING

November: Public Outreach
Fall Forum
Local Consultants
Advisory Group

December: Public Outreach
9 Focus Groups
Local Consultants
Advisory Group

January: Public Outreach
3 Public Meetings
Local Consultants
Advisory Group

417 Issues
9 Issues Themes

Public Input
Update Issues

RESEARCH & PRELIMINARY REPORT

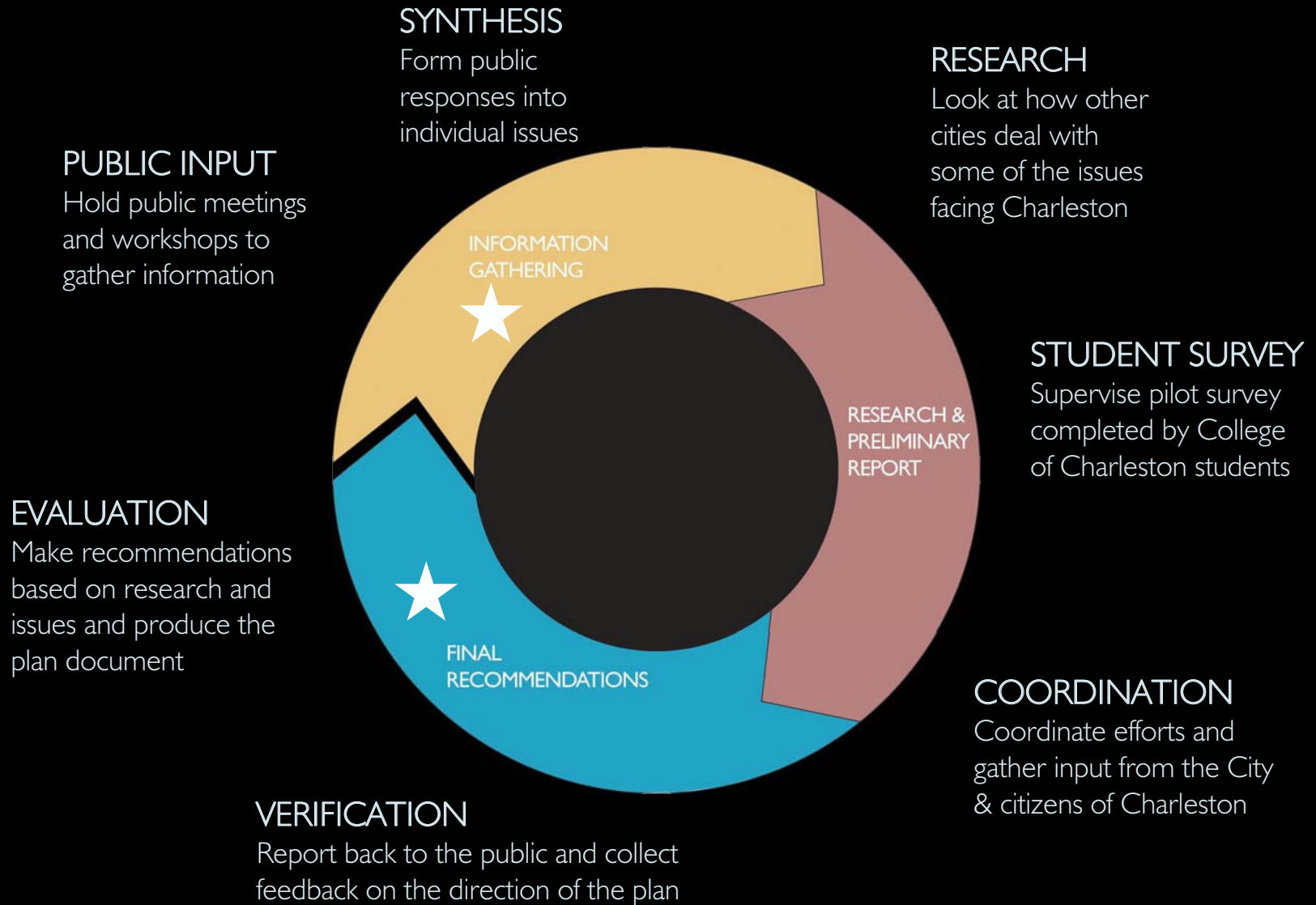
April June September Public Outreach
11 Focus Groups
Local Consultants
Additional Focus Groups
Advisory Group

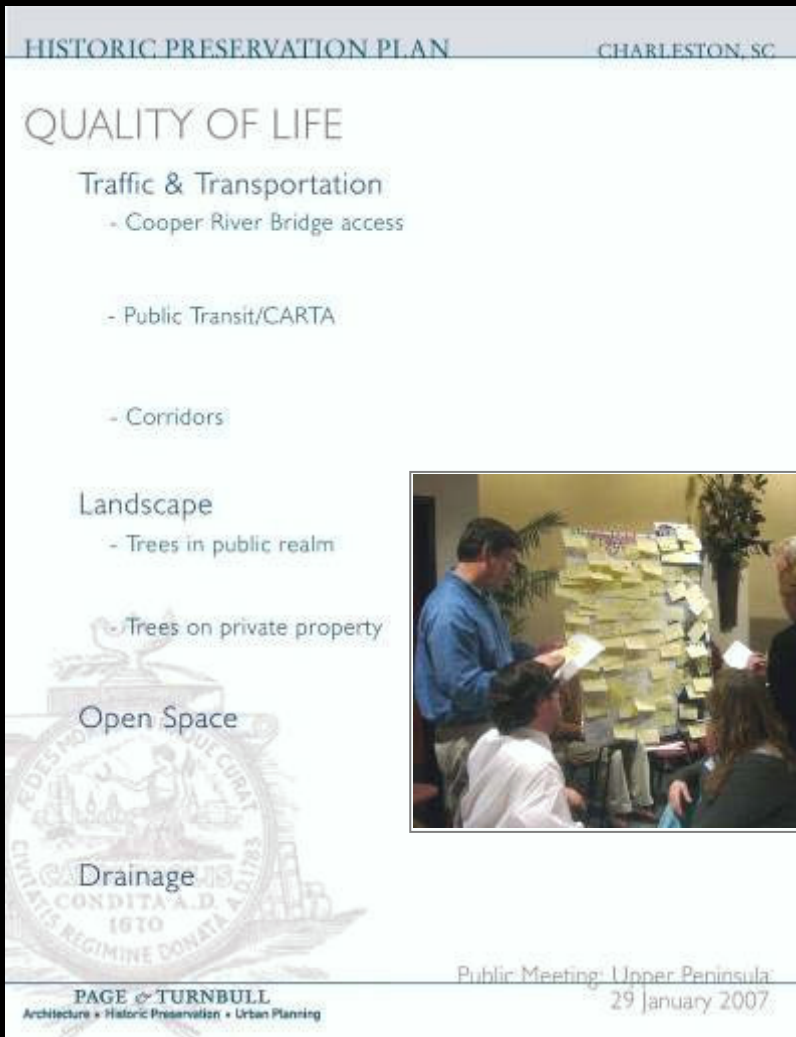
FINAL RECOMMENDATIONS

October: Public Outreach
Public Meeting

Future Surveys List
Issues Summary from Meetings
Research Update
Academic Program Defined
Preliminary Draft Preservation Plan
Context Statements and Recommendations

Draft Preservation Plan: Context Statements and Recommendations
Survey Forms (completed by students)
Final Preservation Plan: Context Statements and Recommendations





REGIONS

Upper Peninsula

Mid-Peninsula

Lower Peninsula

Off Peninsula

West Ashley / John's Island /

James Island / Cainhoy

WHAT WE FOUND

Consistent Themes, Different Issues

CATEGORIES OF CONCERNS

Quality of Life

Land Use

New Construction

Regulations and Review Processes

Standards and Level of Rehabilitation

Incentives and Public Education

CHARLESTON'S NEW PRESERVATION PLAN IS YOUR PLAN

The project team will receive your concerns and comments to:

- formulate what the plan needs to include, and
- identify creative solutions and ways to address your concerns.

500 People / 1500 Comments / 600 Recommendations

www.charlestoncity.info

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PREPARED FOR THE CITY OF CHARLESTON

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BARRINGTON, RHODE ISLAND

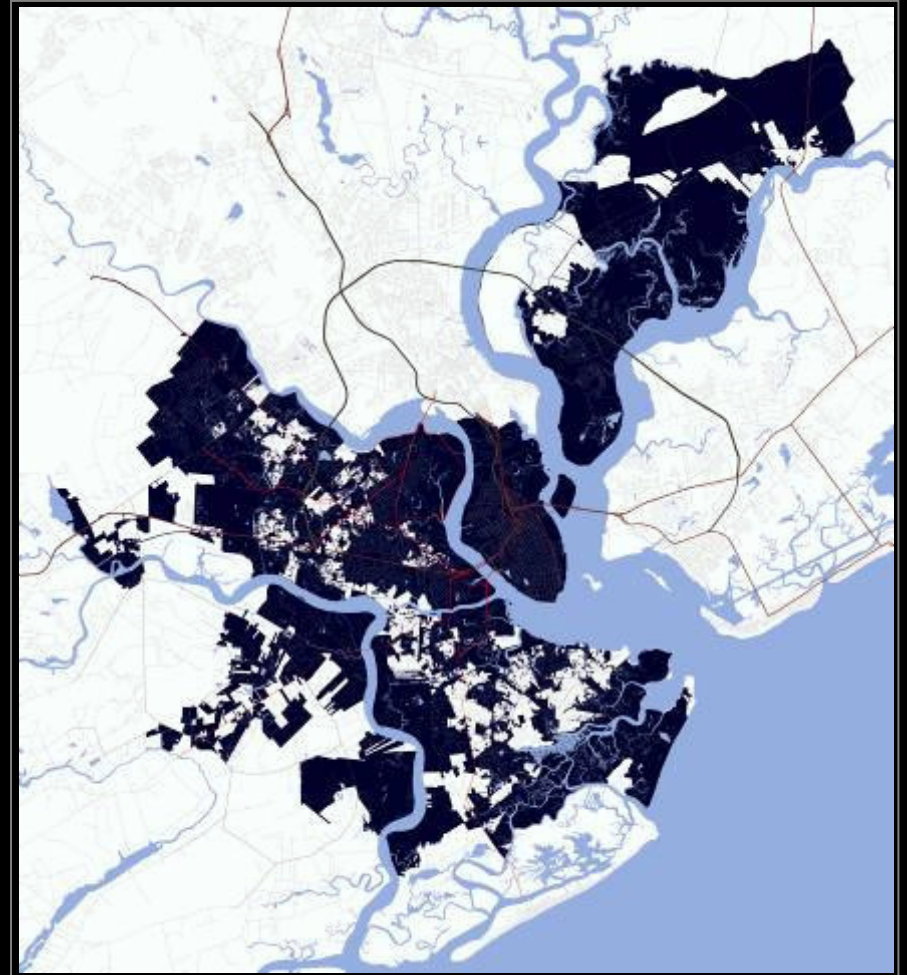
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NATIONAL HERITAGE CORPORATION
WEST CHESTER, PENNSYLVANIA

JUNE 1974



HISTORIC PRESERVATION PLAN












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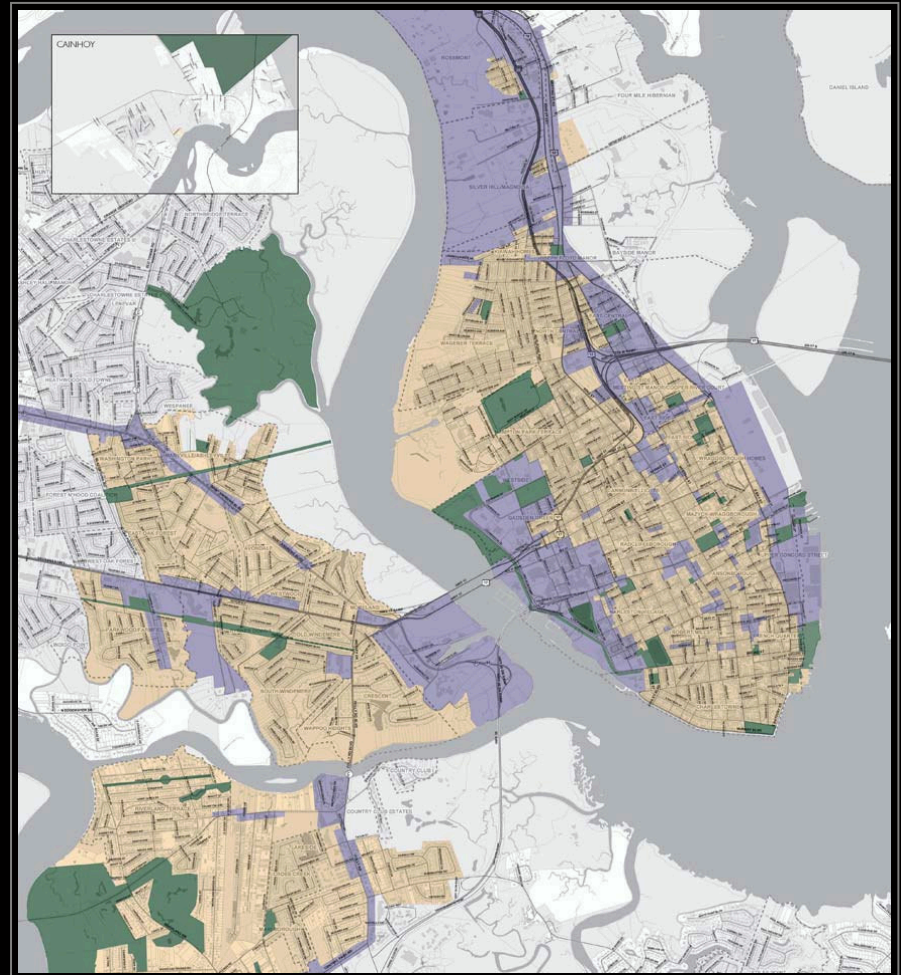
Character Analysis

COHESIVE CHARACTER:








An area with shared or compatible design, form, scale, materials, and setting.

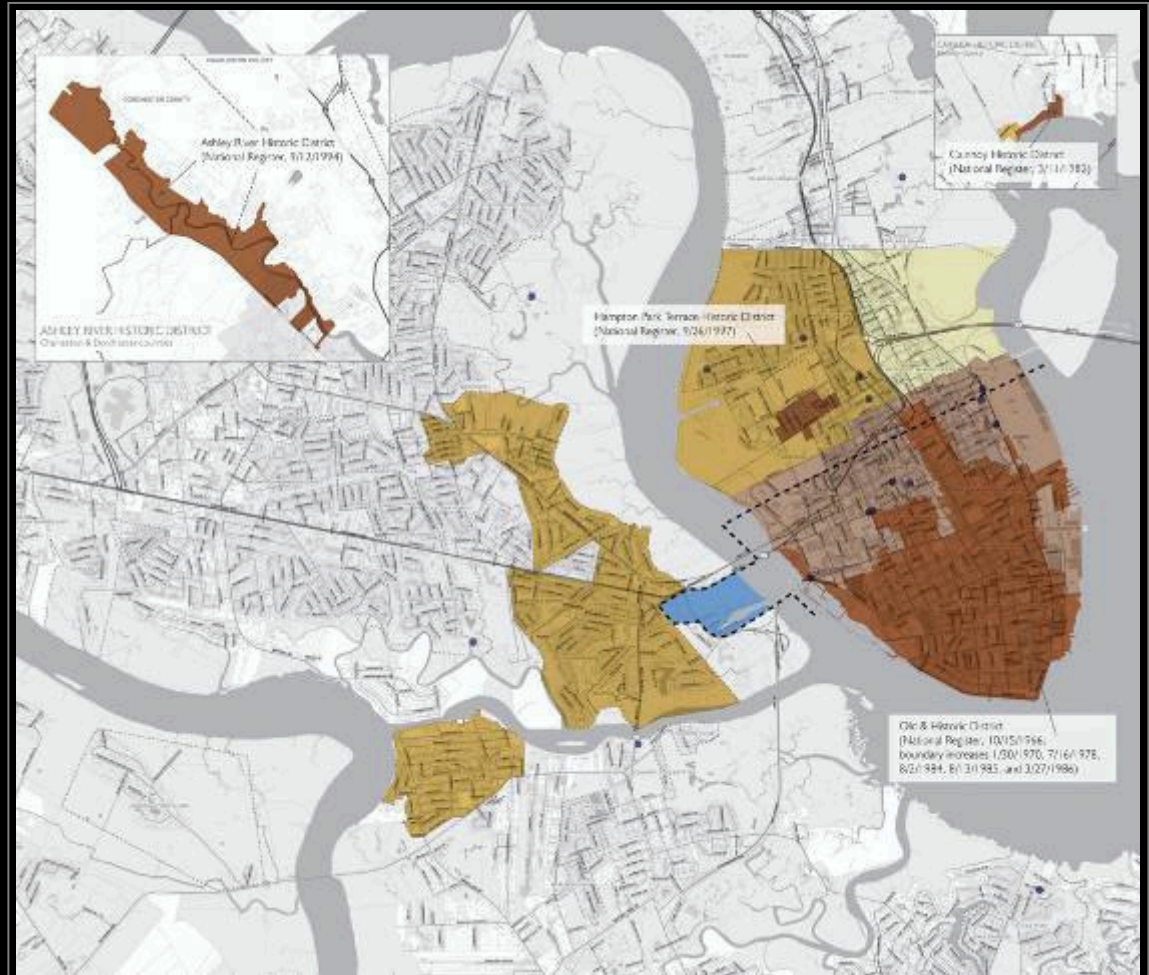
LEGEND

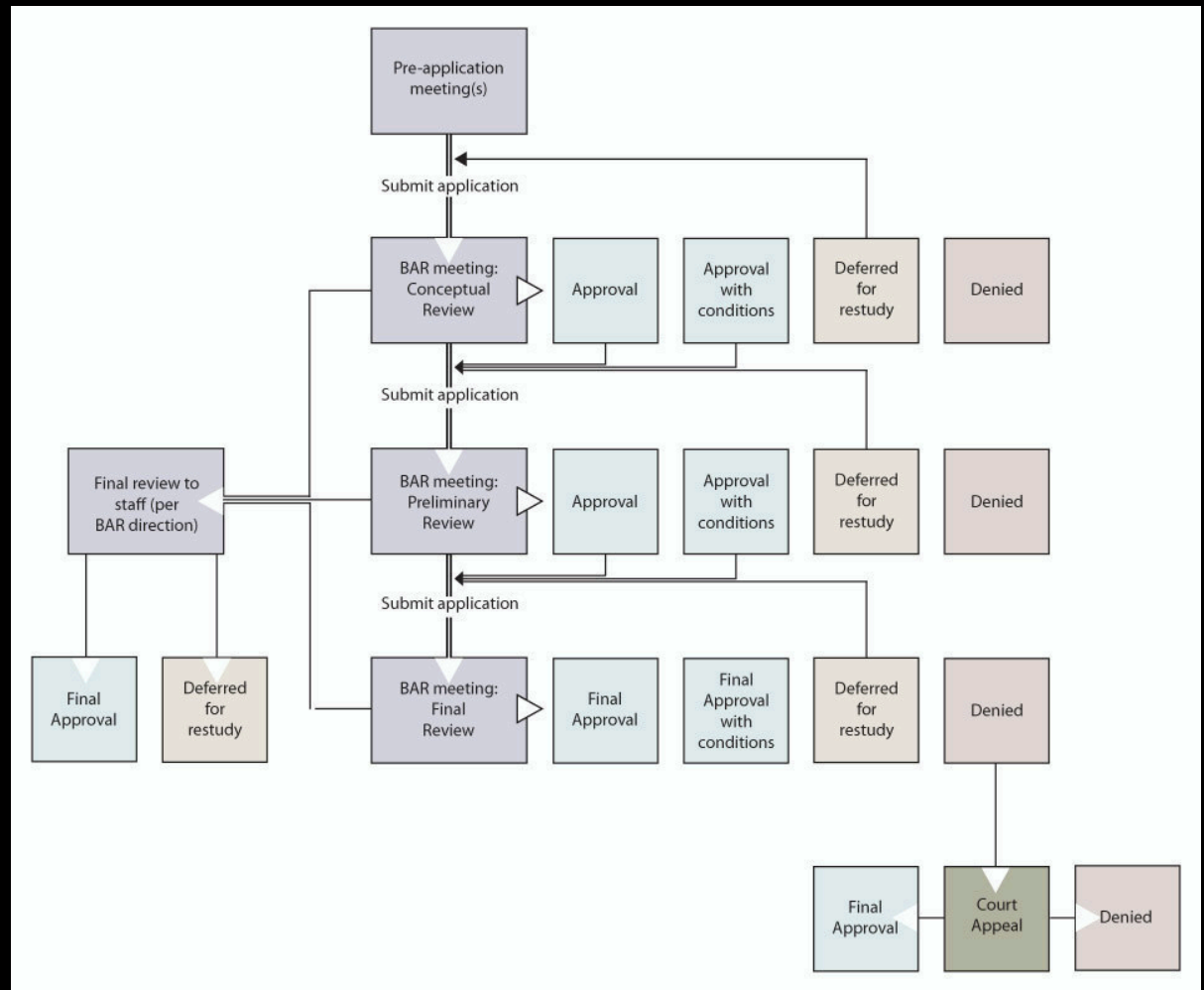
-  Cohesive neighborhood character
-  Transitional zone (lacks continuity)
-  Open Space (parks, playgrounds, etc.)
-  City-owned land
-  County-owned land



LEGEND

-  Existing Individual Landmarks
-  Existing Historic Districts
-  Proposed extension of Historic Districts
-  Proposed "Peninsula City District"
-  Proposed Conservation Districts
-  Portion of OCD to be reassigned to CCDRB
-  Existing Old City District







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The Vision for Preservation

1. Charleston will look like Charleston, with recognition that each of the city's different parts has a distinct and valuable fabric.
2. The Peninsula will remain a relatively dense urban center.
3. Rural landscapes will be protected with planning and conservation tools.
4. Suburban neighborhoods will have development in keeping with the suburban genre and with an eye toward reducing sprawl.

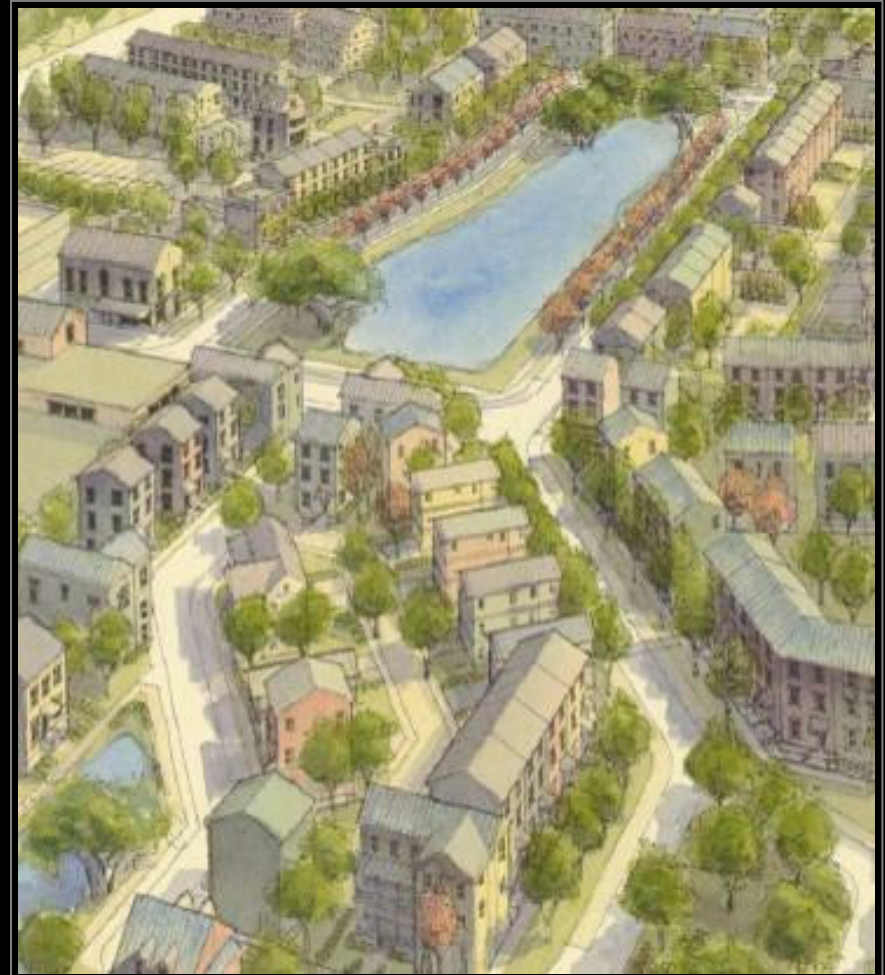
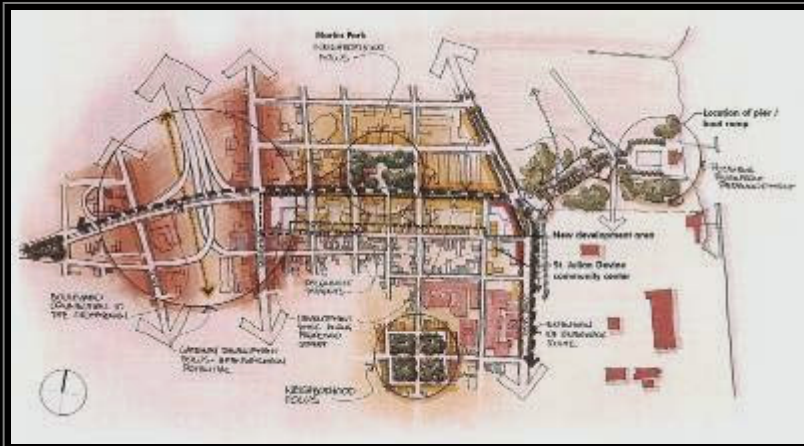
5. Denser urban architecture will be encouraged in larger infill developments on the Peninsula, balanced with publicly accessible open space.
6. High-quality architecture and building materials will be expected of all projects in the city.
7. Longstanding communities are essential to maintaining Charleston's culture and will be preserved through a mix of housing options and prices.
8. Charleston will be a responsible city: The effect of development on environmental and cultural sustainability will be considered in planning decisions.

Charleston
Vision

Charleston Principles

Neighborhood
Area Character Appraisals

Implementation



- **Design**
- **Height**
- **Scale**
- **Architectural Rhythm**
- **Siting**
- **Materials**
- **Exceptions**

I. Design

- The design shall reference but not imitate neighboring buildings.
- The design shall insist that the building stands in Charleston, a place with notable architectural vitality, not on a generic highway or strip mall.

2. Height

- The building shall be roughly the same height as neighboring buildings. If it is taller, its function or location shall warrant the increased height.
- The building shall not interrupt the view of the city's historic skyline, the block, or important viewsheds to water
- The ratio of floor-to-floor heights shall be similar to that of neighboring buildings.

3. Scale

- The building's architectural and massing elements shall be sized to the same scale as those of neighboring buildings.
- The building shall not visually overshadow or overwhelm existing buildings.

4. Architectural Rhythm

- The building elements shall visually reference neighboring buildings in the location and frequency of placement.
- If it is a larger building, the design shall visually separate its bulk into parts comparable to neighboring buildings.
- The proportion of fenestration, details, and solid-to-void ratios shall be compatible with those of surrounding buildings.

5. Siting






- The building shall occupy roughly the same place on the lot relative to neighboring buildings.
- The building shall not interrupt the view of the block.

6. Materials

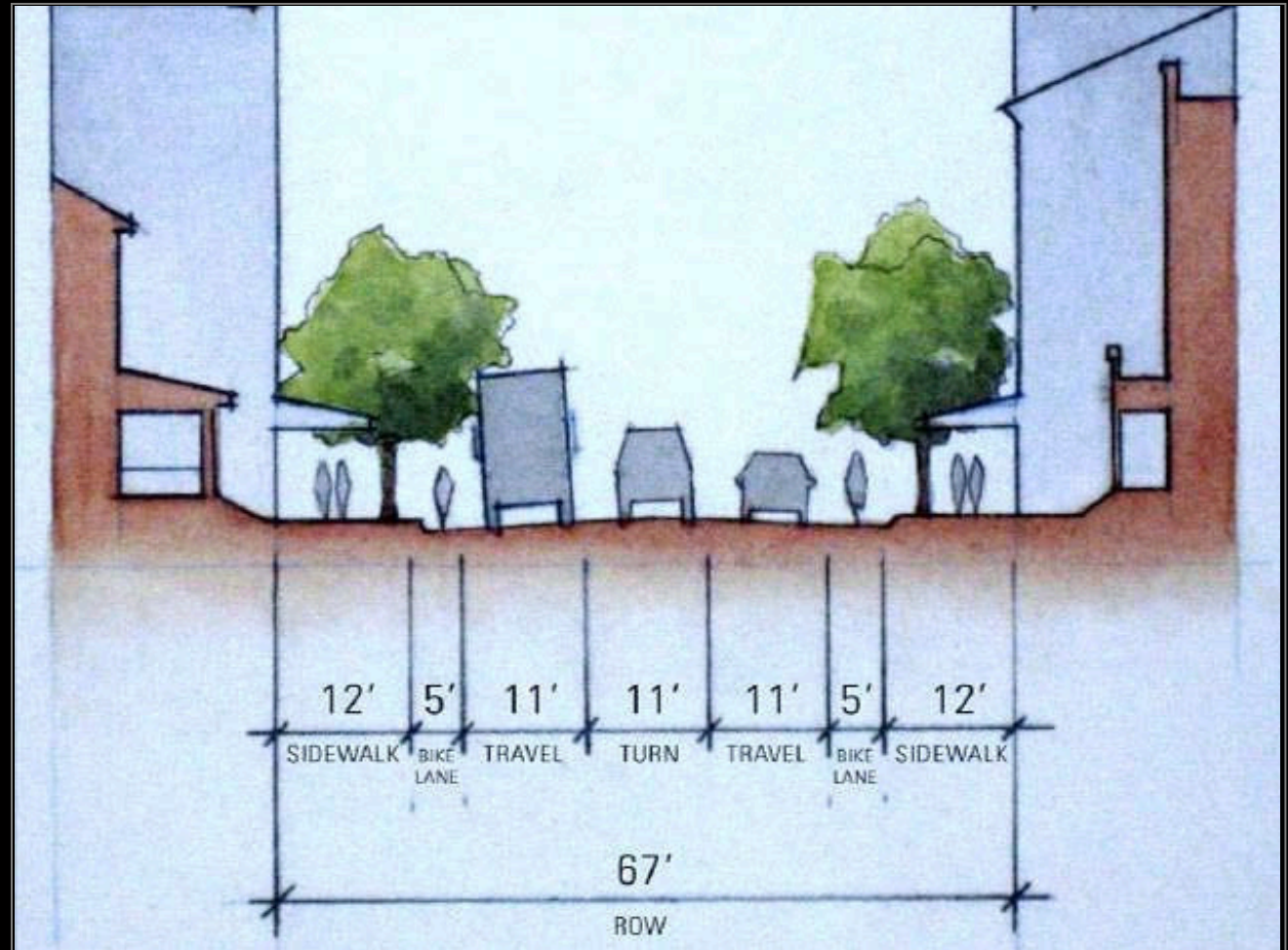
- The materials shall be of a high and lasting quality.
- Materials shall convey the quality of the design and craftsmanship.

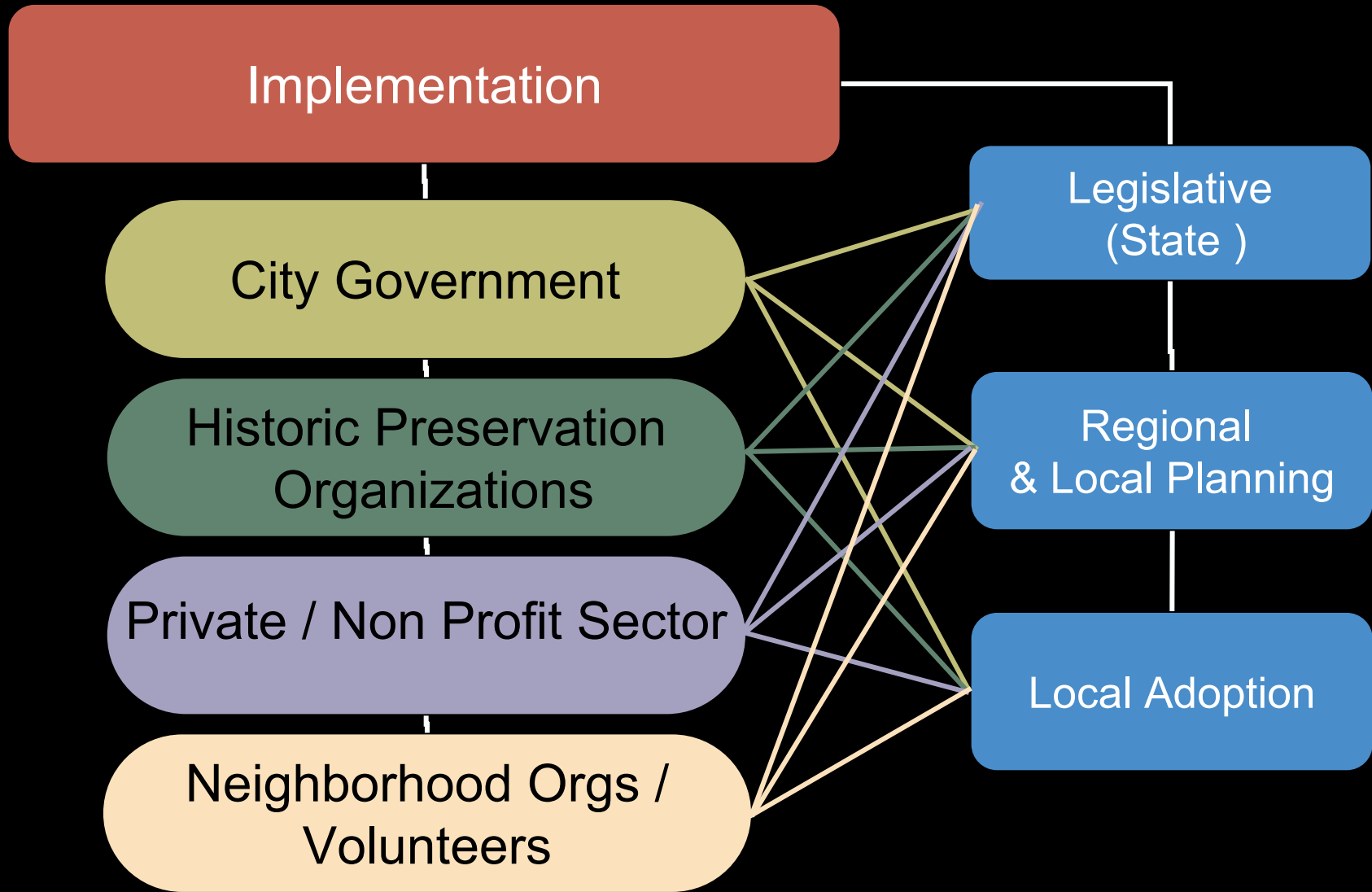
7. Exceptions

LEGEND

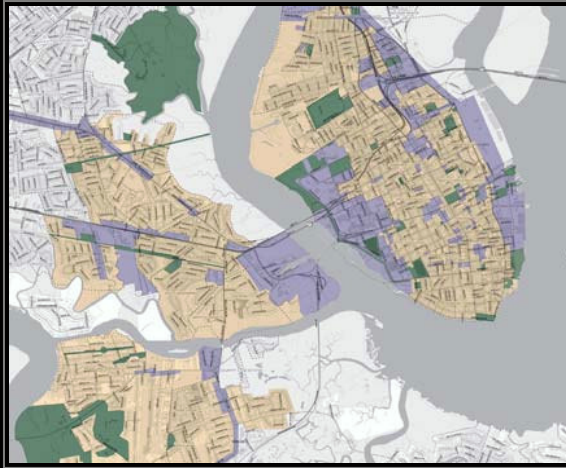
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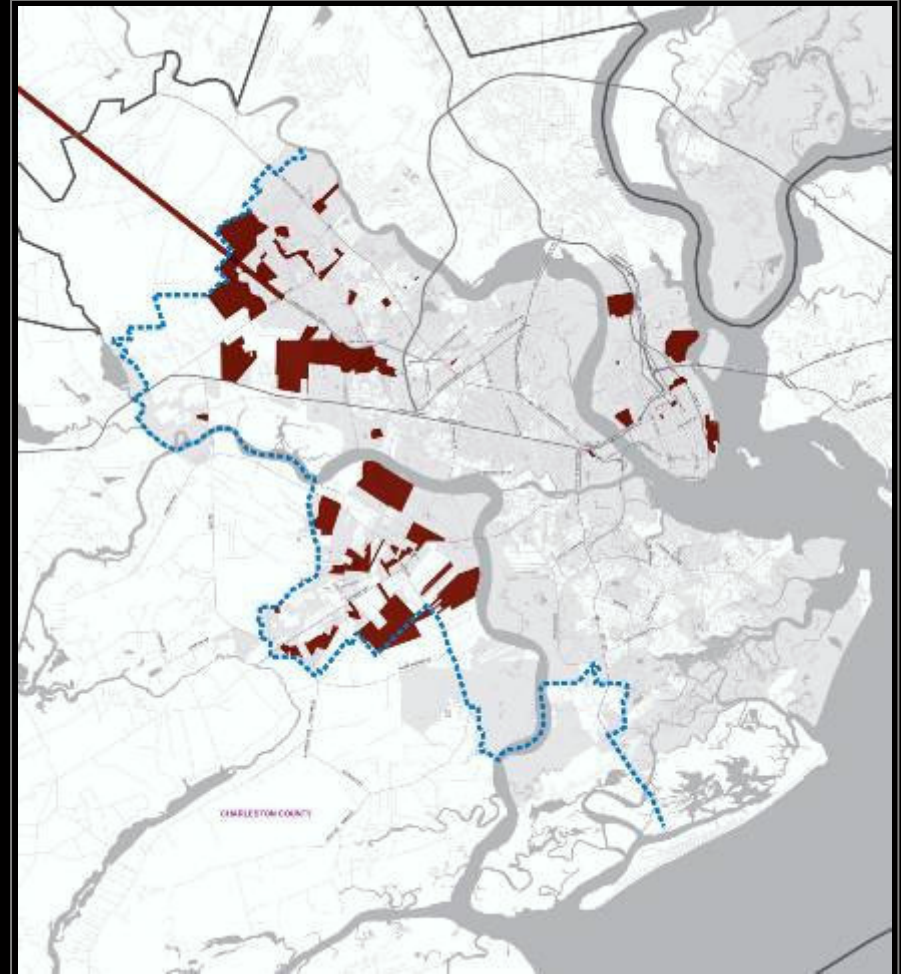


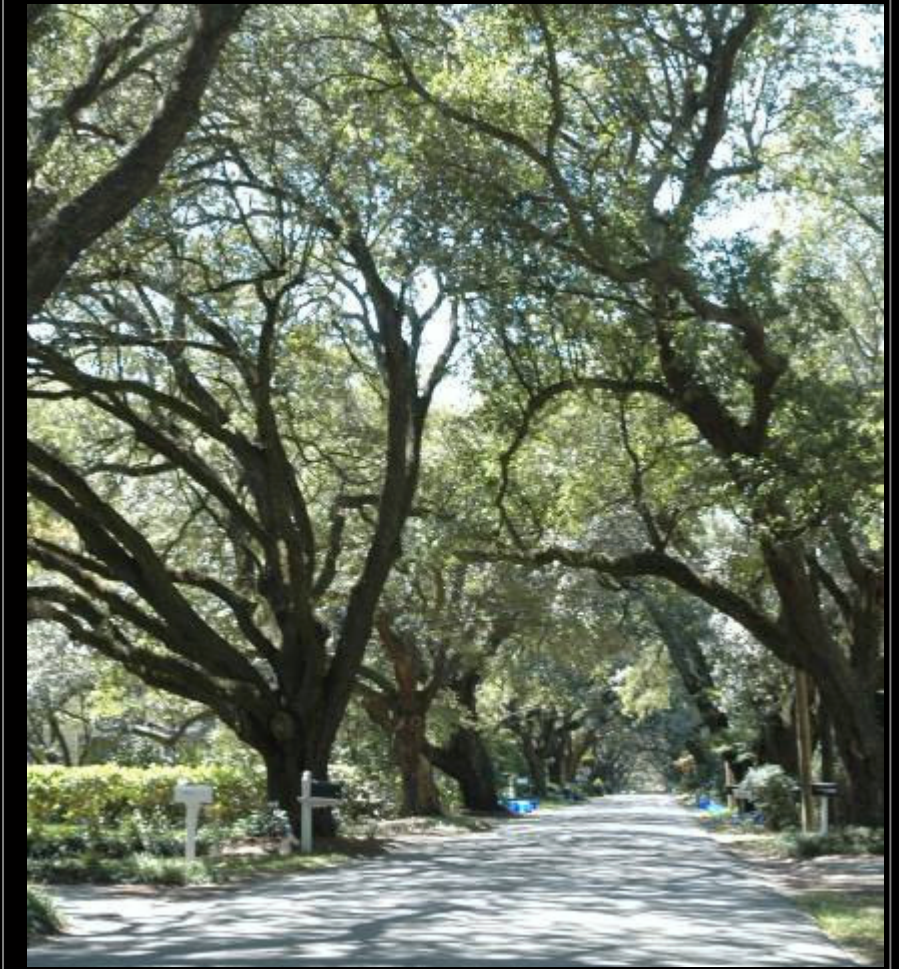


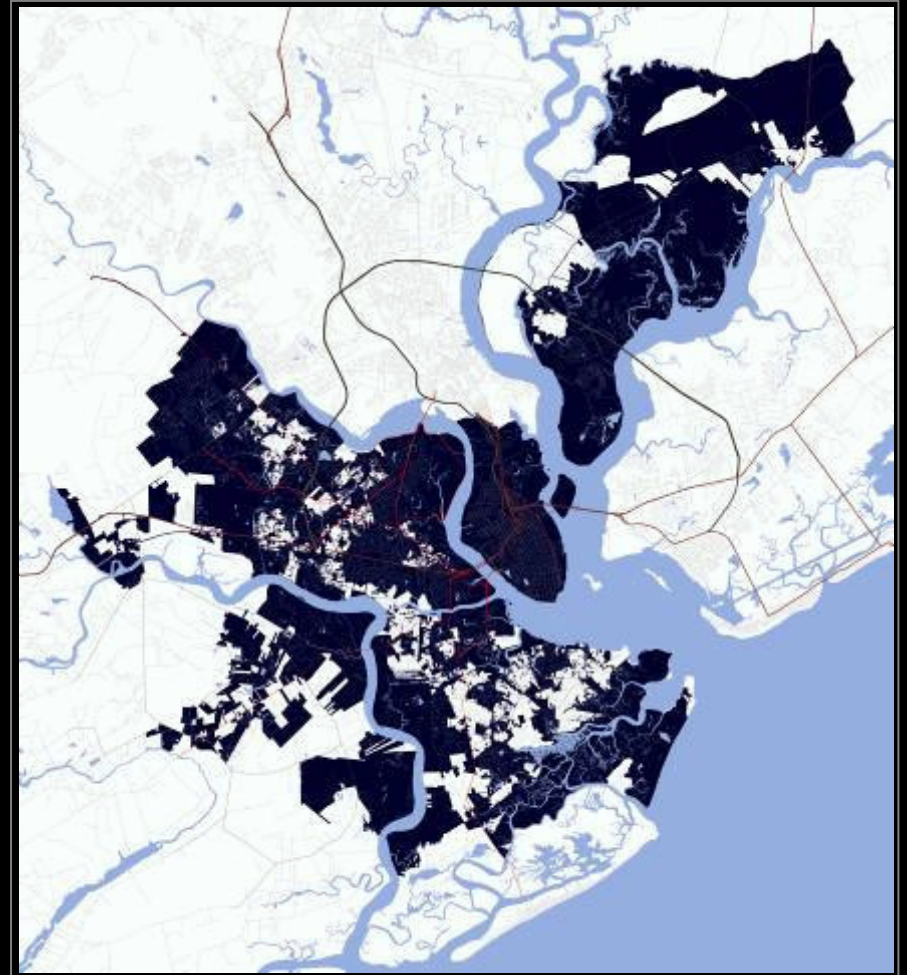


LEGEND







-  Planned new development
-  City-owned land
-  County-owned land
-  Urban growth boundary
-  Charleston County boundary

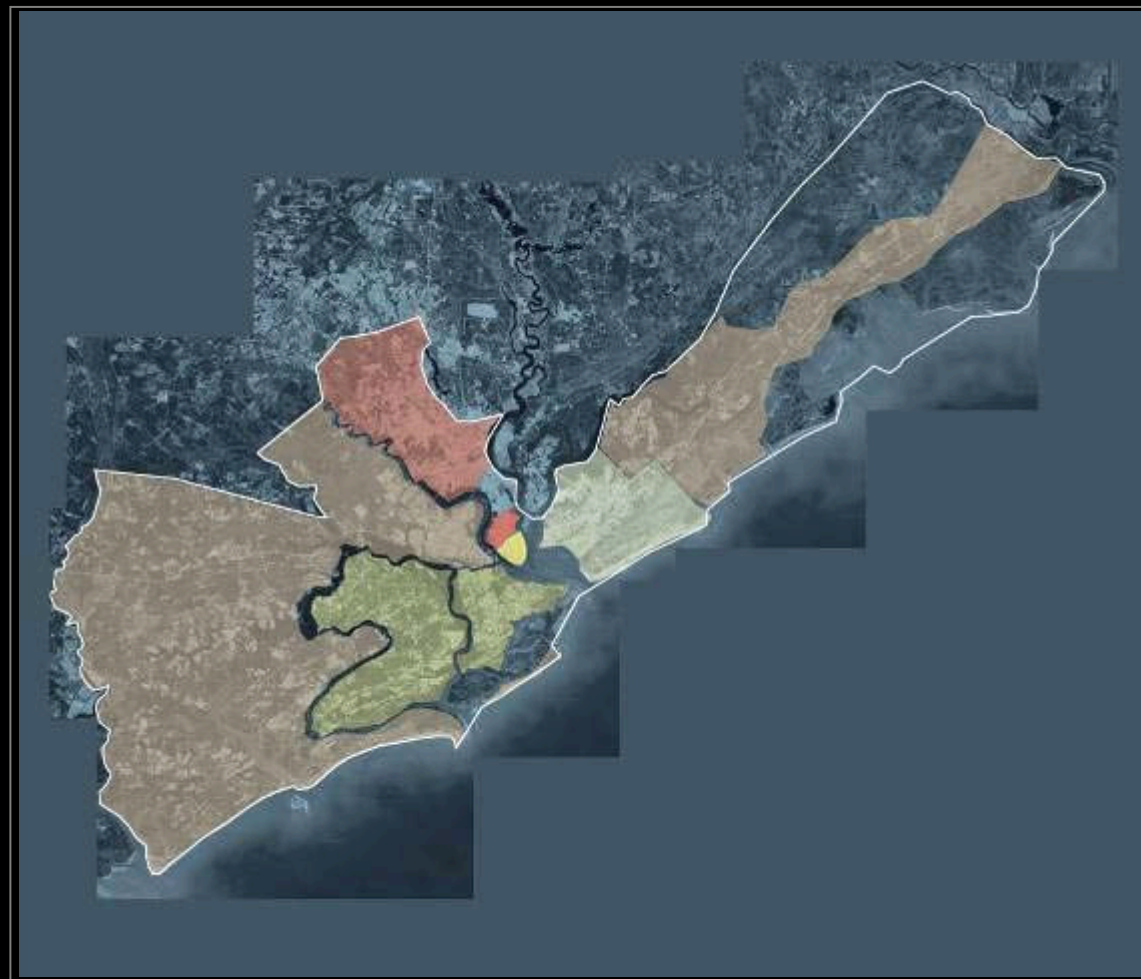










LEGEND

-  Historic Architecture Inventory, Lower Peninsula (1973 & 1986)
-  Historical and Architectural Survey, James Island/Johns Island (1989)
-  Sullivan's Island, Isle of Palms, Mount Pleasant Historic District (before 1992)
-  Historical and Architectural Survey, Charleston County (1992)
-  Historical and Architectural Survey, City of North Charleston (1995)
-  Historic Architectural Resources Survey, Upper Peninsula (2004)
-  Charleston County Boundary





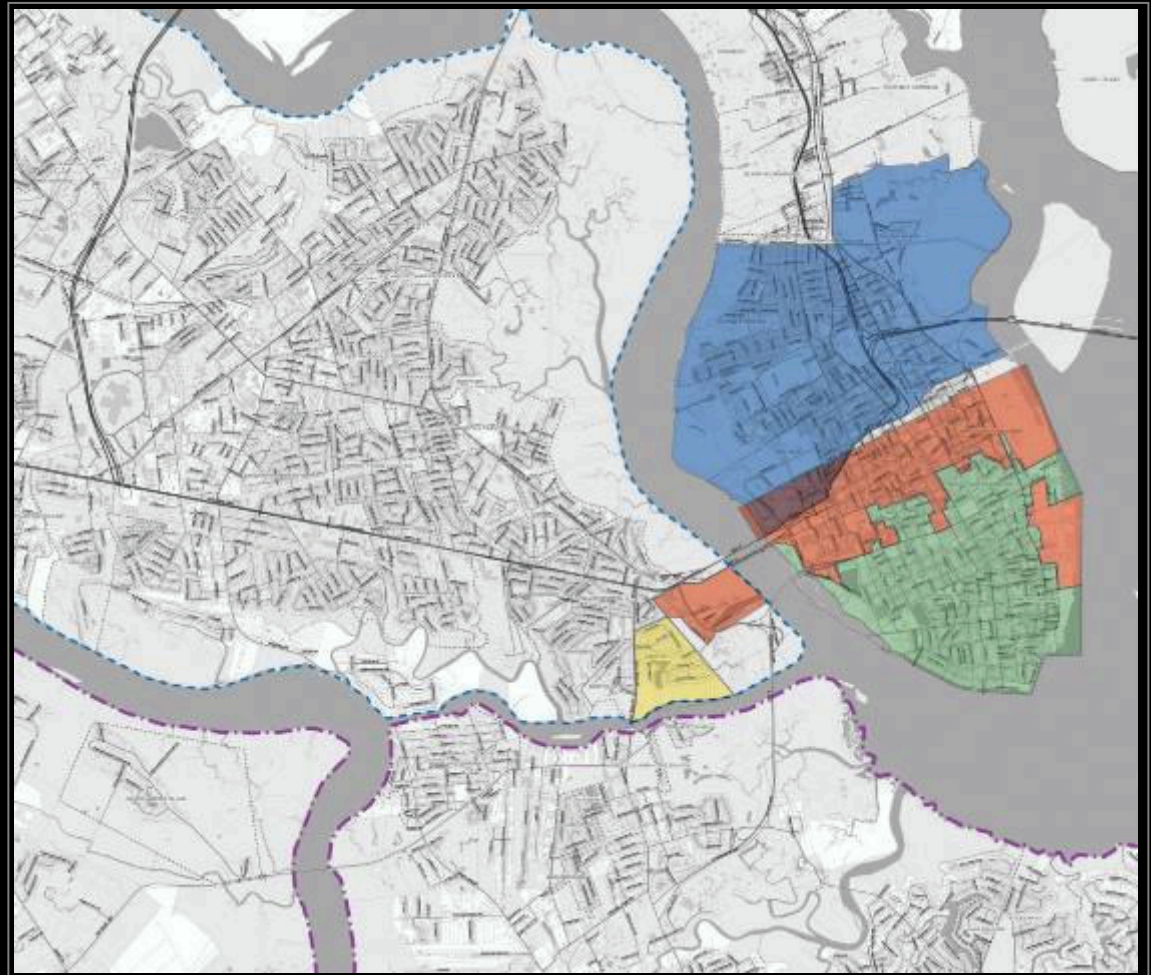
LEGEND

Intensive-Level Surveys:

-  Historic Architecture Inventory (1972-73)
-  Historic Architecture Inventory Update (1986)
-  Historic Architectural Resources Survey, Upper Peninsula (2004)
-  Crescent Neighborhood Survey (2005)

Reconnaissance-Level Surveys:

-  Johns Island/James Island Historical and Architectural Inventory (1989)
-  Charleston County Historical and Architectural Inventory (1991-92)





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Institutional Stewardship

- College of Charleston
- The Citadel
- Medical University of South Carolina
- State Ports Authority
- Trident Tech
- American College of the Building Arts







P R E S E R V A T I O N :

Reusing America's Energy

Preservation Week May 11-17, 1980



**It takes energy to construct a new building.
It saves energy to preserve an old one.**

It takes the energy equivalent of one gallon of gasoline to make, deliver and install eight bricks. Preserving eight old bricks instead of throwing them away and making new ones means that the energy of a gallon of gasoline can be used to meet other needs. Reusing old buildings saves the energy required to demolish and replace them with new buildings. And properly rehabilitated old buildings use no

more energy, on the average, than brand new buildings for operation. Save energy—save a building! Join the National Trust for Historic Preservation and the U.S. Department of Energy in observing Preservation Week 1980. For details, write to Preservation Week, National Trust, 111 Massachusetts Ave., N.W., Washington, D.C. 20001. Or contact your local preservation organization.

NATIONAL TRUST FOR HISTORIC PRESERVATION



- Institutions
- Universal Design
- Housing Affordability
- Sustainability
- Archaeology
- Disaster Preparedness and Recovery








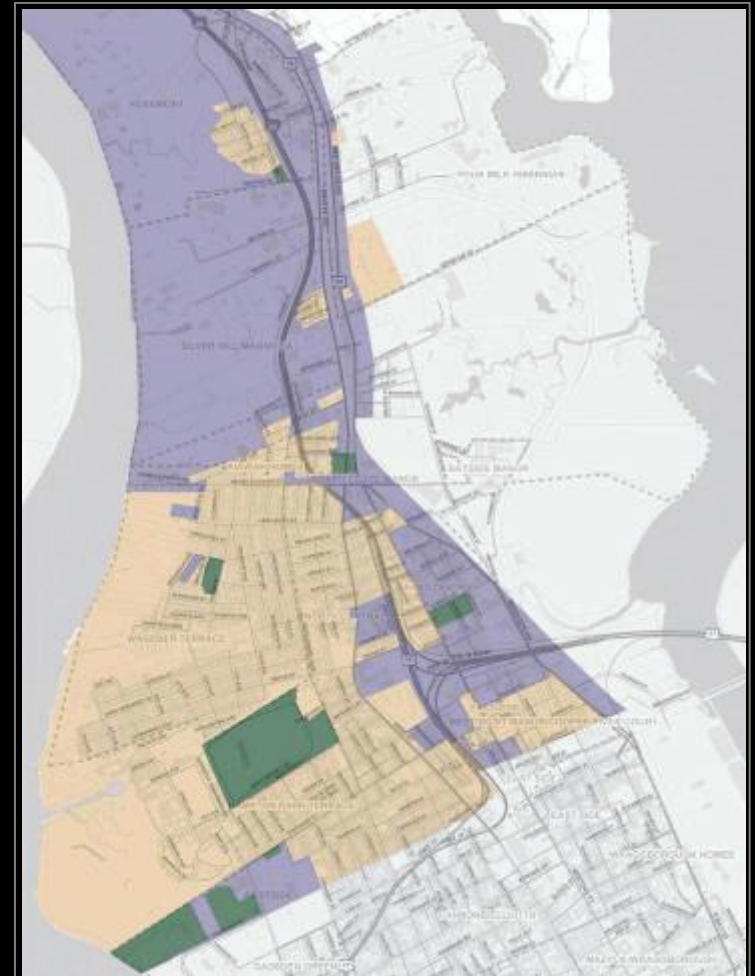
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Neighborhoods

LEGEND

-  Cohesive neighborhood character
-  Transitional zone (lacks continuity)
-  Open Space (parks, playgrounds, etc.)
-  City-owned land
-  County-owned land





AREA NEIGHBORHOODS

The Citadel

Hampton Park Terrace

Wagener Terrace

North Central






Silver Hill / Magnolia

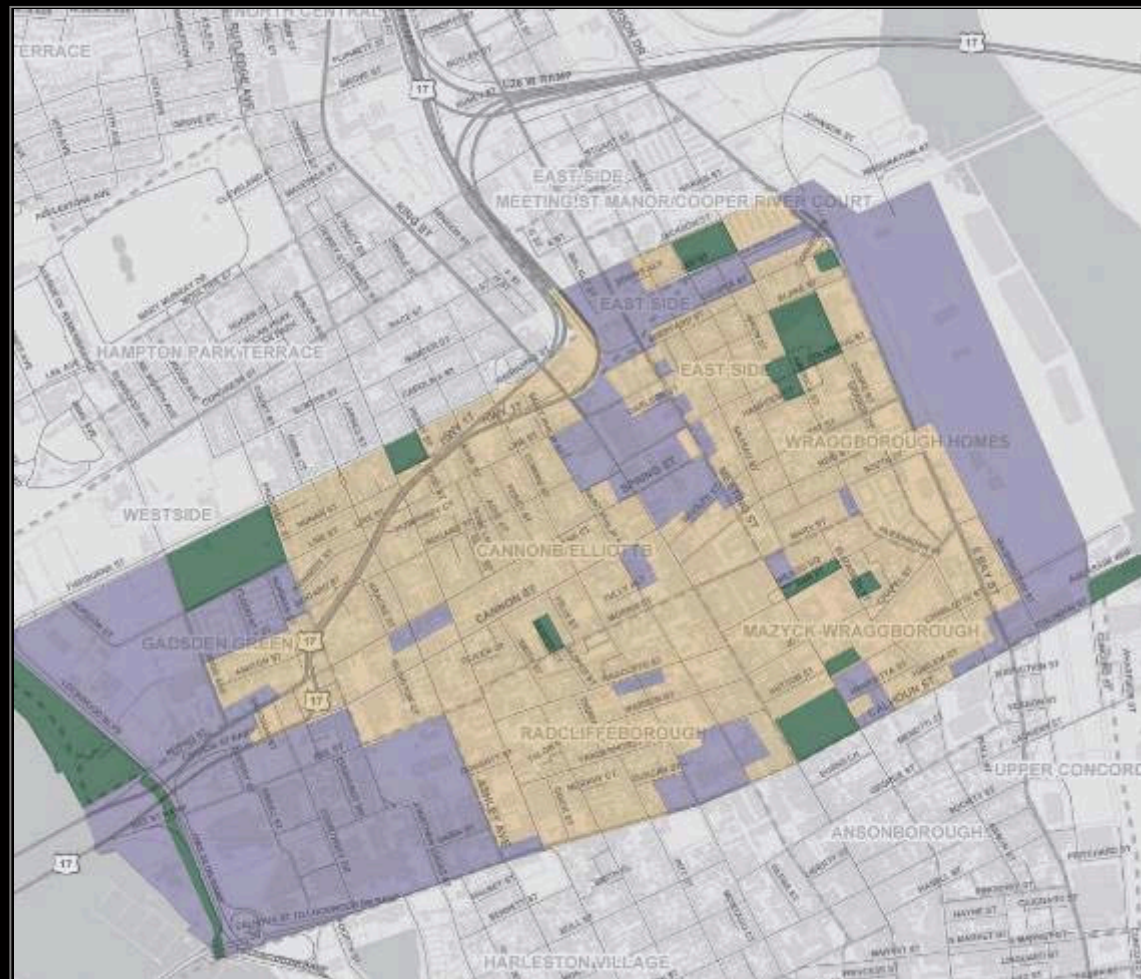
Rosemont



- Community Outreach and Input
- Dialogue on good urban design and development
- Develop Gateway to City
- Introduce New Charleston Typology
- Preserve Character Boundaries (ACA)
- Introduce Conservation Districts
- Protect Silver Hill and Rosemont through zoning
- BAR Review of National Register and Conservation Districts
- Amend Demolition Reviews to Mt. Pleasant Street: Change threshold from 75 to 50 years
- LONG TERM: BAR review south of Mt. Pleasant Street

LEGEND

-  Cohesive neighborhood character
-  Transitional zone
(lacks continuity)
-  Open Space
(parks, playgrounds, etc.)
-  City-owned land
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AREA NEIGHBORHOODS

Cannonborough

Elliottborough

East Side

Radcliffeborough

Maczyck-Wraggborough

West Side








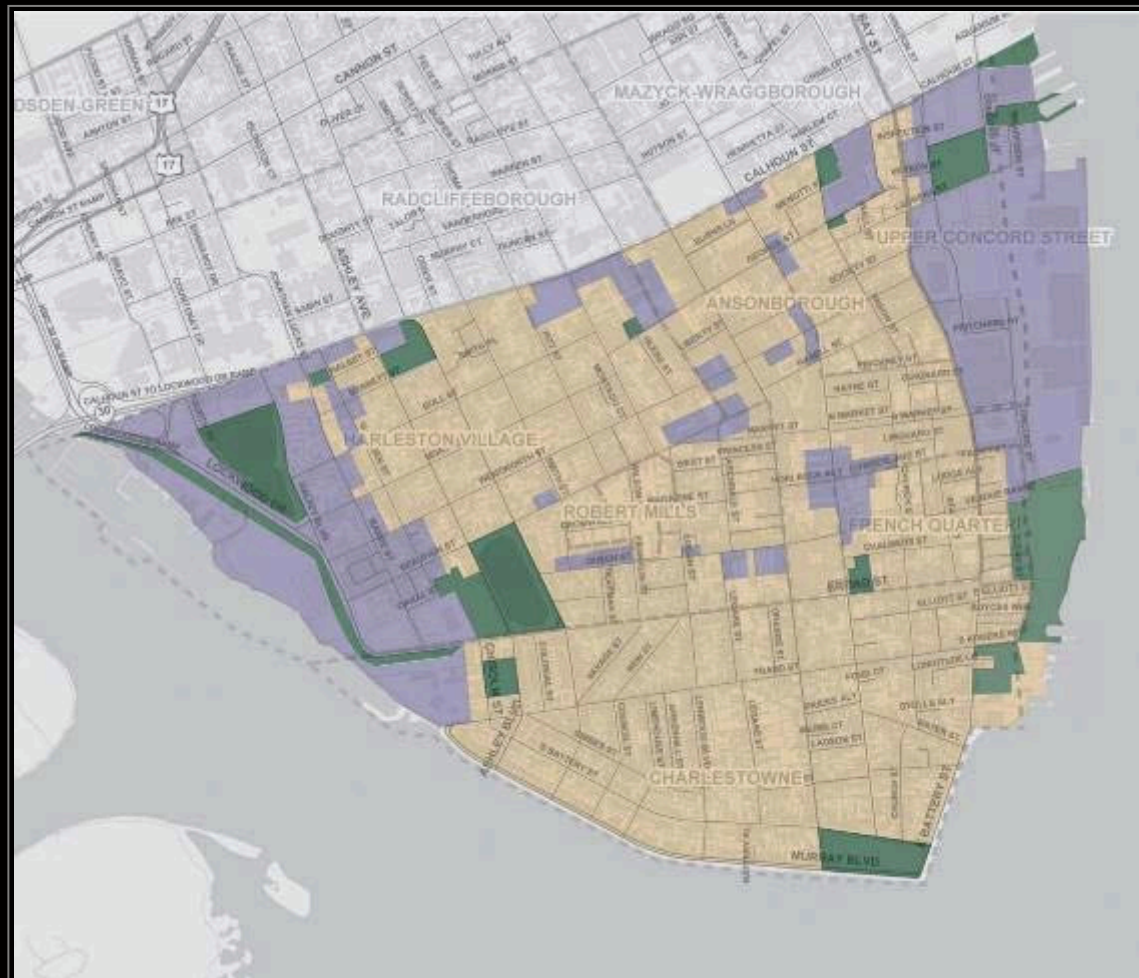
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Mid-Peninsula

- Community Outreach and Input
- Affordable Housing
- Protect Area Character (ACAs)
- New Construction and Infill
- Introduce New Charleston Typology
- Expand District Boundary
- Design Guidelines to meet FEMA requirements

LEGEND

-  Cohesive neighborhood character
-  Transitional zone
(lacks continuity)
-  Open Space
(parks, playgrounds, etc.)
-  City-owned land
-  County-owned land





AREA NEIGHBORHOODS

Charlestowne

French Quarter

Harleston Village






Ansonborough

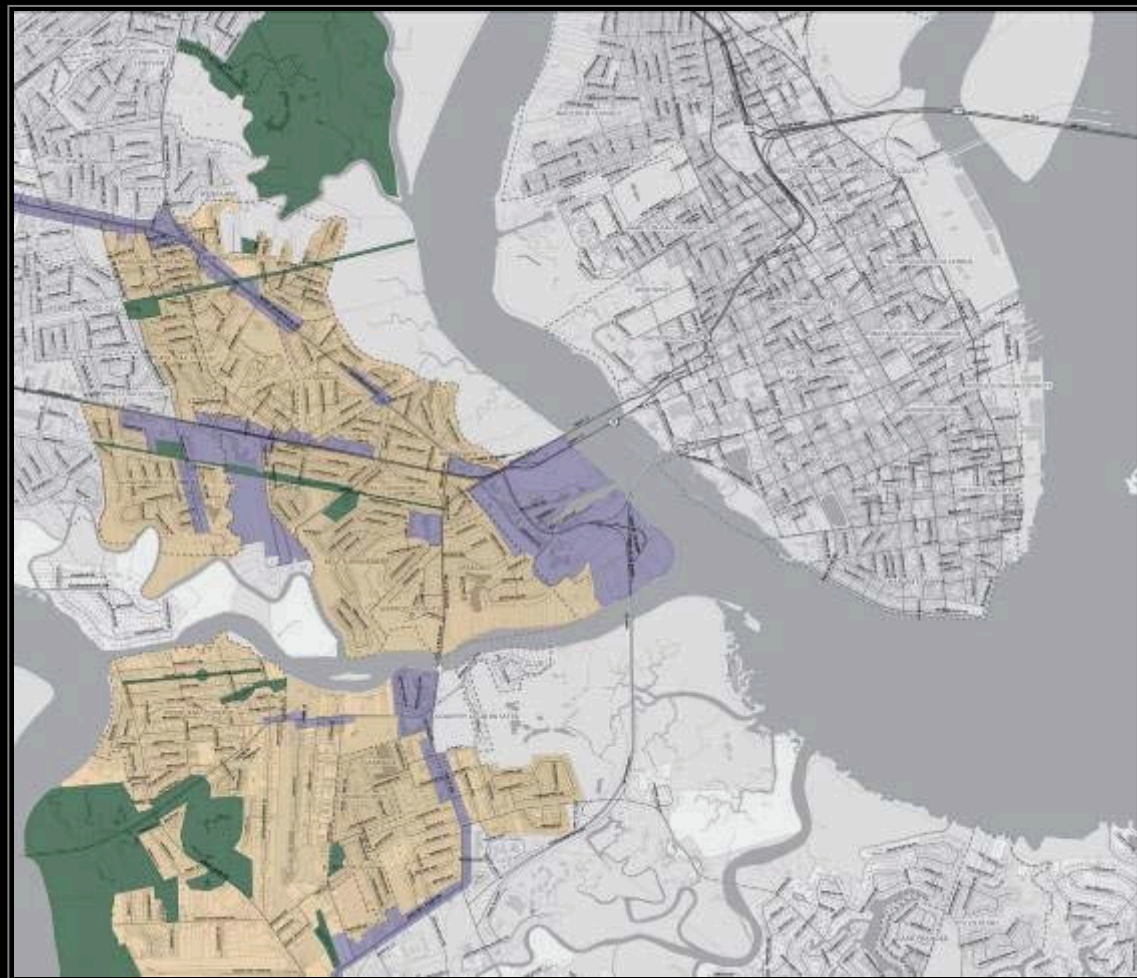
Upper Concord



- Community Outreach and Input
- Dialogue on good urban design and development
- New Design: Scale and Massing
- Density (ACAs)
- Interiors
- Mixed Use

LEGEND

-  Cohesive neighborhood character
-  Transitional zone
(lacks continuity)
-  Open Space
(parks, playgrounds, etc.)
-  City-owned land
-  County-owned land





AREA NEIGHBORHOODS

West Ashley

James Island

Johns Island

Cainhoy



- Community Outreach and Input
- Preserve 20th Century Neighborhoods
 - ACAs
 - Conservation Districts
- Beware of Sprawl
- Joint Regional Planning efforts with other cities and county government

- Preserve Open Space
 - West Ashley – Entry Corridors
 - James Island – McLeod Plantation
 - Johns Island – Rural landscapes
 - Cainhoy – Open Space Buffers
 - Traditional Development Patterns



WEST ASHLEY

- Joint Regional Planning Efforts
- Older Neighborhood Area Character appraisals

JAMES ISLAND

- Management Plans for major cultural resources (McLeod Plantation)
- Older Neighborhood Area Character appraisals

JOHNS ISLAND

- Preserve rural landscapes and historic resources

CAINHOY

- Joint Regional Planning with County Government
- Protect Historic Resources through Conservation District

- Public Comments by 11/15/07
- Prepare Final Document
- Present to Planning Commission and City Council
- Adopt as Comprehensive Plan Amendment
- Assertive Plan Implementation

